

LOT 42  
IN OR 2110/870  
(EX ESMT IN OR 1509/1048 &

COLLINS JASON TODD/HATTON ANDREA  
96600 GRANDE OAKS LANE  
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0042-0000



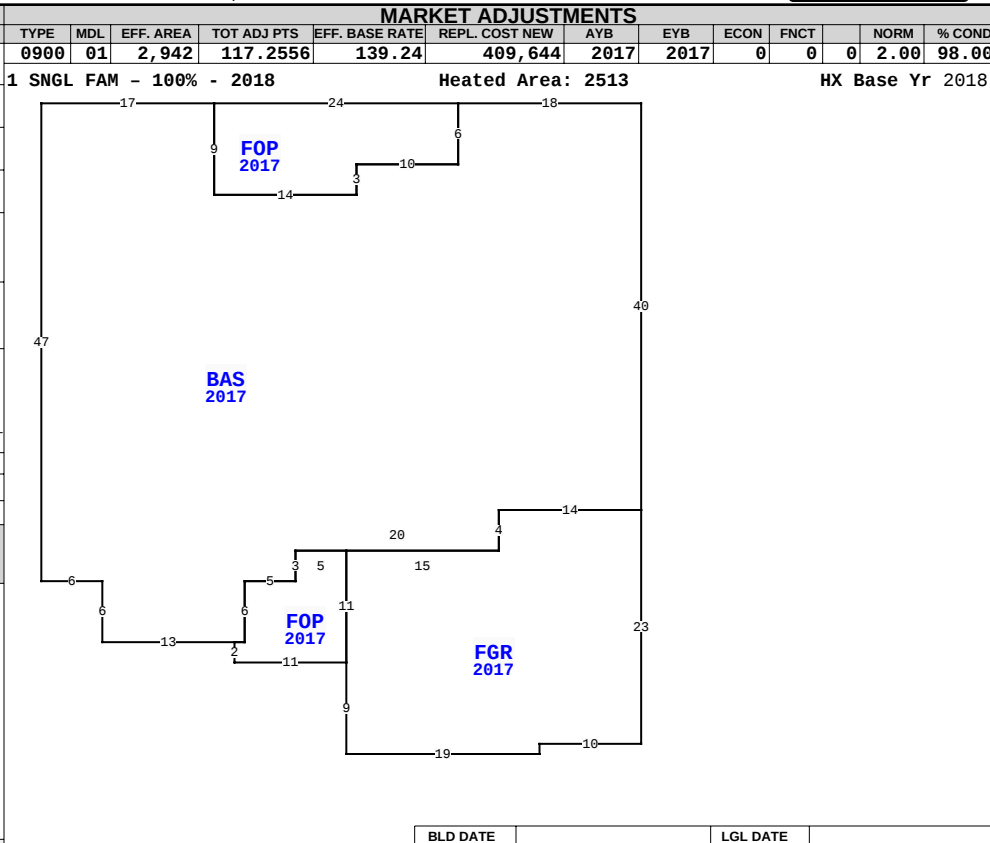
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4069.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,513            | 100         | 2,513        | 342,912              |
| FGR       | 626              | 55          | 344          | 46,941               |
| FOP       | 97               | 30          | 29           | 3,957                |
| FOP       | 186              | 30          | 56           | 7,641                |
| TOTALS    | 3,422            |             | 2,942        | 401,451              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,148.00 | SF | 10.00    |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 63.00    | SF | 10.00    |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 0 | 0 | 1,032.00 | SF | 10.00    |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 436.00   | SF | 85.00    |
| 5              | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 |
| 6              | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 516.00   | SF | 7.25     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | SFR MARSH            | 100 |     |          | 0.00  | 0.00  | 1.00        |



|                                        |  |  |  |  |  |  |  |  |  |
|----------------------------------------|--|--|--|--|--|--|--|--|--|
| 96600 GRANDE OAKS LN, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 60,695                     |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |       |       |             |           |     |          |        |         |            |                |      |  |  | 60,695 |  |  |
|-------------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------|--|--|--------|--|--|
| R D         | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | L VA |  |  |        |  |  |
|             |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 175,000.00 | 175,000.00     | :    |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |      |  |  |        |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 401,451   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 60,695    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 175,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 637,146   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 208,866   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 428,280   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 378,280   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 637,146   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 556,288   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1811336   | SWIM POOL   | 30,000  | 11/13/2018 |
| N1632868   | NEW CONSTR  | 316,311 | 08/19/2016 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2110/0870                      | 3/30/2017 | WD           | Q      | I      | 02        | 400,100       |
| GRANTOR: D R HORTON INC-JACKSO |           |              |        |        |           |               |
| GRANTEE: COLLINS JASON TODD    |           |              |        |        |           |               |
| 2059/1864                      | 7/19/2016 | SW           | U      | V      | 37        | 120,000       |
| GRANTOR: AMELIA RIVER-JACKSONV |           |              |        |        |           |               |
| GRANTEE: D R HORTON INC-JACK   |           |              |        |        |           |               |
| BUILDING NOTES                 |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W18 FOP=[YR=2017] W24 S9 E14 N3 E10 N6\$ S6 W10 S3 W14 N9 W17 S47 E6 S6 E13 FOP=[YR=2017] S2 E11 FGR=[YR=2017] S9 E19 N1 E10 N23 W14 S4 W15 S11\$ N11 W5 S3 W5 S6 W1\$ E1 N6 E5 N3 E20 N4 E14 N40\$. |  |  |  |  |  |  |  |  |  |